



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

May 10, 2017

TO: D. Lee Currey, Acting Director, Water Management Administration
Maryland Department of the Environment

FROM: George Dizelos, Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Approval of Comprehensive Water and Sewer Plan Category Map Amendments

This is to notify you that the Director of the Department of Environmental Protection (DEP) has acted to approve an amendment to the County's Comprehensive Water Supply and Sewerage Systems Plan (CWSP) under the authority delegated by the County Council in that plan. Attached for your consideration and distribution are two copies of the approval document addressing the following map amendment:

Action	Amendments Approved
CR 16-922 (4/21/2009)	Final Action (4/6/2017): WSCCR 08-CLO-04A

You may also review and download this document from DEP's Service Area Category Changes webpage at www.montgomerycountymd.gov/waterworks; refer to the "Completed Actions" tab on that page.

Once MDE has concurred with this action, DEP will revise the water and sewer category map database in the County's geographic information system (GIS), MC:MAPS, to include this amendment, and it will be shown as part of the next Water and Sewer Category Map update

If you have any questions concerning this action, please do not hesitate to contact either me at either 240-777-7755 or george.dizelos@montgomerycountymd.gov.

GJD:gjd/

\\depfiles\data\Programs\Water_and_Sewer\CCRs\action-transmittals\docs\2017\mde-trns-ltr--2017-0316--08-clo-04.doc

cc: See "DISTRIBUTION" Section of the Attached Approval Document

Attachments



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Comprehensive Water Supply and Sewerage Systems Plan Amendments
Final Approval Action for County Council Action CR-16-922:
WSSCR 08A-CLO-04 (Manoj Maloo & Arihant Briggs Chaney LLC)

March 16, 2017

AUTHORITY: Chapter 1, Section III.D.10. "Conditional Category Changes", of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan authorizes the Director of the Montgomery County Department of Environmental Protection (DEP) to grant final approval for water/sewer service area category change requests (WSSCRs) which have previously received a conditional approval.

BACKGROUND ☐ **Conditional Approval Action:** The Montgomery County Council acted to conditionally approve this service area category change request, WSSCR 08A-CLO-04 (Manoj Maloo & Arihant Briggs Chaney LLC), under County Council action CR-16-922 on April 21, 2009. Under this action, the Council placed the following conditions for final approval of category S-3 for the request:

"Maintain S-5, with advancement to S-3 conditioned on Planning Board approval of a preliminary plan which DEP and M-NCPPC staff concur demonstrates an environmental benefit from the use of public sewer service over the use of individual septic systems. The applicant or project developer will need to provide this justification as part of the preliminary plan proposal. Policy V.F.1.a.: Consistent with Existing Plans."

Fulfillment of Conditions: On January 12, 2017, the Planning Board considered and approved a preliminary plan, 120080430 "Eco Estates," that included the subject category change request site. According to the Planning Board's adopted resolution (no. 16-144, dated January 17, 2017), the approved preliminary plan conforms to the requirements of both the RE-1 Zone. The preliminary plan was approved using a cluster development option that preserves dedicated open space and minimizes lot size and impervious area. This action by the Board satisfied the requirements for final approval of category S-3 included in the County Council conditional approval action under resolution no. 16-922.

DEP FINAL APPROVAL ACTION: The water and sewer categories designated by the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are hereby amended as follows:

WSSCR 08A-CLO-04: Manoj Maloo & Arihant Briggs Chaney LLC													
Property Information and Location Property Development	Applicant's Request County Council Action												
<ul style="list-style-type: none">1234 Briggs Chaney RdParcel P427 & P322, Bealls Manor (acct. no. 00272600 & -00272611)Map tile – MD: KS11 WSSC: 220NE02North side of Briggs Chaney Rd. opposite Lear LaneCloverly Master Plan (1997)Paint Branch Watershed (MDE Use III, Mont. Co. SPA)RE-1 Zone; 12.5 acresExisting use: vacant, was an equestrian center and residence<u>Proposed use:</u> subdivide into 8 lots for single-family homes (plan no. 120080430, Eco Estates)	<table><tr><th colspan="2">Existing - Requested - Service Area Categories</th></tr><tr><td>W-1</td><td>W-1 (no change)</td></tr><tr><td>S-5*</td><td>S-3</td></tr><tr><td colspan="2"><i>*with conditional approval for S-3 (see conditions above.)</i></td></tr><tr><th colspan="2">Final Approval Action</th></tr><tr><td colspan="2">Change S-5, with conditional approval for S-3, to <u>S-3 for cluster option development only.</u></td></tr></table>	Existing - Requested - Service Area Categories		W-1	W-1 (no change)	S-5*	S-3	<i>*with conditional approval for S-3 (see conditions above.)</i>		Final Approval Action		Change S-5, with conditional approval for S-3, to <u>S-3 for cluster option development only.</u>	
Existing - Requested - Service Area Categories													
W-1	W-1 (no change)												
S-5*	S-3												
<i>*with conditional approval for S-3 (see conditions above.)</i>													
Final Approval Action													
Change S-5, with conditional approval for S-3, to <u>S-3 for cluster option development only.</u>													

Now therefore be it resolved by the Director of the Montgomery County Department of Environmental Protection that the amendments described above for inclusion in the County's Comprehensive Water Supply and Sewerage Systems Plan are approved. DEP will revise the water and sewer category maps database in the

Department Of Environmental Protection Director's Office – Water and Wastewater Policy Group

Rockville Center ■ 255 Rockville Pike, Suite 120 ■ Rockville, Maryland 20850-4166

Telephone No.: 311/240-777-0311 ■ FAX No.: 240-777-7715

County's geographic information system (GIS), MC:MAPS, to include these amendments, and they will be shown as part of the next interim or triennial general map update.

Approved

Lisa Feldt

4/6/2017
DATE

Lisa Feldt, Director
Montgomery County Department of Environmental Protection

DEVELOPMENT REVIEW UPDATE –Plan no. 120080430 “Echo Estates”: With this final approval action for category S-3 the use of public sewer service planned for this project site is consistent with the existing service area categories.

DISTRIBUTION: Interagency Distribution:

D. Lee Currey, Director, Water Management Administration, Maryland Department of the Environment
Roger Berliner, President, County Council
Casey Anderson, Chair, Planning Board
Keith Levchenko, County Council
Gene Von Gunten, Well and Septic Section, DPS
Mark Pfefferle and Cathy Conlon, Development Applications and Regulatory Coordination Team, M-NCPPC
Pamela Dunn, Functional Planning Team, M-NCPPC
Richard Weaver & Katherine Nelson, Area 3 Planning Team, M-NCPPC
Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC
Ray Chicca, Beth Kilbourne & Rufus Leeth, Development Services Group, WSSC
Luis Tapia, Permit Services Section, WSSC

Applicant, Owner & Others Distribution:

Dave McKee, Benning & Associates, Inc.
Arihant Briggs Chaney LLC
Manoj Maloo

Attachments - Sewer Service Area Category Change Map: See page 3

LF:GJD:gjd

\\depfiles\data\Programs\Water_and_Sewer\CCRs\FINAL\Case-files=current\CLO\08a-clo-04--maloo\08a-clo-04--final-actn-draft--2017-0125.docx

